

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/12/2006	
		N/A		<b>Consultation Expiry Date:</b>		29.12.06	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2006/5427/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
127 Kilburn High Road London NW6 6JJ				Refer to draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Alterations to form 2 rear dormers, installation of 5 front and 8 rear rooflights, rear terrace with balustrade and escape staircase at 1st floor, rear roof terraces at 2nd & 3rd floors, alteration of upper floors and roof to provide 14 self-contained flats and alterations at ground floor level.							
<b>Recommendation(s):</b>		Raise no objection					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice and letters request Camden residents to comment directly to Brent Council					
<b>CAAC/Local groups* comments:</b> *Please Specify		-					

### Site Description

3 storey commercial building on Brent side of Kilburn High Rd.

### Relevant History

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### Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

SD1, 6; T8, E2, B1, B3, H1

### Assessment

Current building has 3 floors in commercial use (ground floor in A1, upper floors in B1?) plus a pitched roof. Proposal is to convert the upper floors including the roofspace into 14 flats, plus numerous extensions and alterations principally at the rear, but with some rooflights on the front roofslope and alterations and canopy at the front side of the ground floor.

The only impact on the Camden side of the road is the change of use of the building and its impact on the shopping centre and traffic conditions of surrounding streets. The physical alterations at front and side are acceptable for this building and area; the rear extensions and alterations have no impact on the Camden streetscape or residents and will be subject to Brent's own policies and standards. The principle of change of use of upper floors is acceptable in landuse terms and is welcomed in terms of increasing housing provision in the area; issues of mix and layout are again the subject of compliance with Brent standards. Car-free housing would be encouraged, but again the new flats should have minimal impact on the Camden streets as the new occupiers will not have the right to use Camden's own CPZ parking bays.

Overall it will not harm the viability and functioning of the Kilburn High Rd shopping centre.

### **Disclaimer**

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